

Chapter 7

Special Study Area

Introduction

Special study areas are those geographic areas of the community that, due to a special status or nature, warrant additional focus and study.

One special study area emerged from the planning process: the I-74/US 421 interchange. The following sections will introduce this topic and discuss it in some level of detail.

I-74/US 421 Interchange

The I-74/US 421 interchange is a key gateway to the Greensburg community and the focus of new industrial development with the development of the Honda plant near the interchange.

At this time there is relatively little urban development north of I-74 due to constraints including the lack of adequate infrastructure in the area and private property owner decisions. The new development occurring south of the Interstate has led many in the community to believe it is necessary for the community to extend north of the interstate.

The land north of the interstate is in unincorporated Decatur County. As the land immediately south of the interstate is annexed into the City of Greensburg, contiguity will exist for the community to consider annexation north of the interstate.

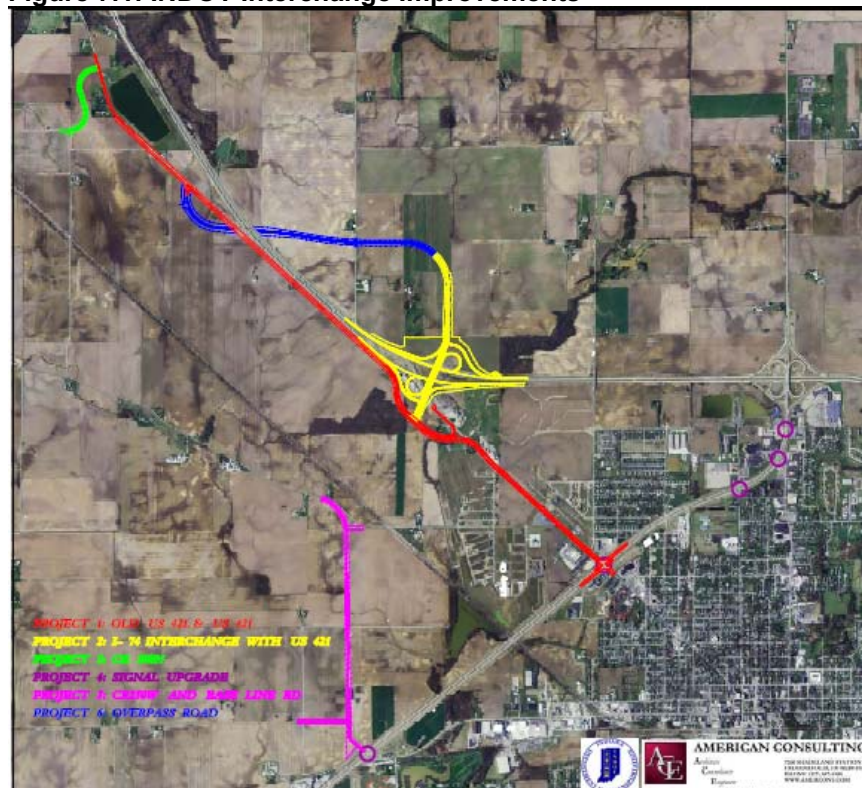
Information

Planned Transportation Improvements

- The Indiana Department of Transportation (INDOT) has a major project underway at this interchange. The major activities that are a part of this project are:
- Reconstruction of US421/Old 421
- Reconstruction of the I-74/US 421 interchange
- Realignment of CR 300N
- Reconstruction and extension of CR 250W
- New construction of an overpass road

Figure 7.1 shows the interchange improvements that are part of the project.

Figure 7.1: INDOT Interchange Improvements



Recommended Development Pattern

Development north of I-74 at the US 421 interchange should be of a highway/regional commercial or light industrial/distribution nature. Access to the roadways should be carefully managed to prevent traffic congestion problems that affect the key highways.

The Future Land Use map shows industrial development north of I-74, east of US 421 and south of I-74, west of US 421. Commercial development is shown south of I-74, east of US 421 and along the Interstate frontage.

Since the interchange area is a key gateway to the community, design considerations in the area are critically important. The area surrounding the interchange should be subject to an overlay district that creates site design, architecture, signage, and lighting standards more stringent than in other areas of the community.